

File #: 29041

Owner's Name: Pelkey Home Occ

Agent: Bruce Pelkey

Type of Application: Home Occupational License

Key: Duck Key

RE #: 00384510-000000

## **Additional Information added to File 29041**

# County of Monroe

## Growth Management Division

**Office of the Director**

2798 Overseas Highway  
Suite #400  
Marathon, FL 33050  
Voice: (305) 289-2517  
FAX: (305) 289-2854

**Board of County Commissioners**

Mayor George Neugent, Dist. 2  
Mayor Pro Tem Sylvia J. Murphy, Dist. 5  
Kim Wigington, Dist. 1  
Heather Carruthers, Dist. 3  
Mario Di Gennaro, Dist. 4

*We strive to be caring, professional and fair*

Date: 4/16/09  
Time: 3:40

Dear Applicant:

This is to acknowledge submittal of your application for Hom OCC. Spec. Use Permit  
Type of application

Bruce Pelkey / home OCC. to the Monroe County Planning Department.  
Project / Name

Thank you.

Julie Thomson  
Planning Staff



**End of Additional Information For File 29041**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



**Home Occupation Special Use Permit Application**

Home Occupation Application Fee: \$498.00

Date of Submittal: 4 / 15 / 09  
Month Day Year

Property Owner:

PELKEY, BRUCE  
Name

376 EAST SEAVIEW DR.  
Mailing Address (Street, City, State, Zip Code)

DUCK KEY, FL 33050  
954-608-1820  
Daytime Phone

PELKEY.BRUCE@GMAIL.COM  
Email Address

Agent (if applicable):

\_\_\_\_\_  
Name

\_\_\_\_\_  
Mailing Address (Street, City, State, Zip Code)

\_\_\_\_\_  
Daytime Phone

\_\_\_\_\_  
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

1 38 DUCK KEY YACHT CLUB ISLAND  
Block Lot Subdivision Key

00384510-000000-16-65-34 1468190  
Real Estate (RE) Number Alternate Key Number

376 EAST SEAVIEW DR, DUCK KEY, FL 33050  
Street Address (Street, City, State, Zip Code) Approximate Mile Marker 61

Land Use District: \_\_\_\_\_

Present Use of Property: RESIDENTIAL

Business Name: MISTER FISH MARINE ELECTRONICS, LLC

Type of Business: NAVICOTE-US, INC.  
INTERNET CONSULTING & RETAILING

## APPLICATION

The Director of Planning & Environmental Resources is authorized to approve a home occupation special use permit in any zoning district in which residential use is allowed.

All of the following standards and requirements must be met in order to receive home occupational special use permit approval. Please describe how each standard and/or requirement shall be met.

- 1) The home occupation is incidental and secondary to the residential use of the building:

PRIMARY USE IS A RESIDENCE.

- 2) The home occupation does not change the essential residential character of the use:

INTERNET ONLY BUSINESS

- 3) Not more than one (1) person who is a nonresident of the dwelling unit is employed by the home occupation:

CORRECT.

- 4) The home occupational use is not more than twenty (20) percent of the total floor area of the dwelling:

2.6%

- 5) The home occupation does not involve any retail sales or service which would require customers to visit the residence, nor does the physical address of the residence appear on any advertising materials including stationary and business cards:

INTERNET ONLY

- 6) The home occupation is not visible from any other residential structure:

CORRECT.

- 7) No sign advertising the home occupation is displayed on the premises:

CORRECT.

## APPLICATION

- 8) The home occupation does not involve the outdoor storage of any equipment or materials:

CORRECT

- 9) The home occupation does not utilize mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare, or other nuisance outside the residential building or accessory structure:

CORRECT.

- 10) The home occupation does not increase the average daily automobile trips generated by the residence in which the home occupation is located:

CORRECT.

- 11) Upon issuance of a permit, the applicant must apply for and maintain an occupational license for the home occupation where otherwise required. CORRECT.

**All of the following must be submitted in order to have a complete application submittal:**  
(Please check as you attach each required item to the application)

- ☒ **Complete home occupation special use permit application** (unaltered and unbound);
- ☒ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- ☒ **Proof of ownership** (i.e. Warranty Deed);
- ☒ **Current Property Record Card(s)** from the Monroe County Property Appraiser;
- ☒ **Location map;**
- ☒ **Photograph(s) of residence from adjacent roadway(s);**
- ☒ **Written Description of Business Operation** (including, but not limited to, all services and activities to be performed in the residence, type and location of products and/or equipment to be located in the residence, number of employees, and methods of contacting and meeting customers);
- ☒ **Boundary Survey or Site Plan.** At a minimum, the boundary survey or site plan should include the following:
  - ☒ **Date, north point and scale;**
  - ☒ **Boundary lines of site, including all property lines and mean high-water lines;**
  - ☒ **Locations and dimensions of all existing structures and drives;**
  - ☒ **Adjacent roadways;**
- ☒ **Floor Plan of Residence** (showing the total square footage for the residence and the location and square footage of the area to be used for the business);
- ☒ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property

## APPLICATION

Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;

☒ **Home Occupation Special Use Permit Affidavit**

If applicable, the following must be submitted in order to have a complete application submittal:

☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the home occupation special use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: B. S. Date: 4/16/09

Sworn before me this 16 day of April, 2009 Bruce Pelkey



Alicia Steadham  
Notary Public  
My Commission Expires  
Produced for

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.



# APPLICATION

## HOME OCCUPATION SPECIAL USE PERMIT AFFIDAVIT

Applicant Name: PELKEY, RAUL

Property Street Address: 376 EAST SEAVIEW DR., DUCK KEY FL 33901

Real Estate (RE) Number: 00284510-000000-16-65-34

Business Name: MISTEL FISH MARINE ELECTRONICS, LLC

Type of Business: NAVIGATE-VI, INC.  
INTERNET RETAILING & CONSULTING

I represent and agree to the following list of conditions and requirements in applying for, and operating, the requested home occupational special use permit is and shall continue to be met.

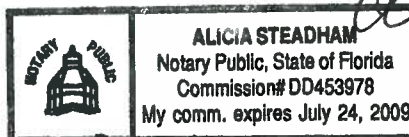
- 1) The home occupation is and shall be operated so as to remain incidental and secondary to the residential use of the building.
- 2) The home occupation does not and shall be operated so as to not change the essential residential character of the use.
- 3) No more than one non-resident is or shall be employed at the location in relation to the home occupation.
- 4) The home occupation is and shall remain confined to no more than twenty (20) percent of the total floor area of the dwelling.
- 5) There will be no displaying or selling of any stock in trade on the premises.
- 6) There will be no visibility of the operation from any other residential structure.
- 7) There will be no storage of equipment or material used in the home occupation outside of the dwelling.
- 8) I will not utilize mechanical, electrical, or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside of the residential building or accessory structure.
- 9) The use will not increase the average daily automobile trips generated by the residence in which the home occupation is being conducted.
- 10) There will be no use of the street address of the home occupation on any business card or in any advertisement or promotional materials.
- 11) There shall be no sign on the premises indicating that there is a home occupation within the building.

I further understand that in obtaining an Occupational License from the Monroe County Tax Collector's Office, I am not absolved from complying with the provisions of the Monroe County Code. I further understand that there may be additional approvals and/or permits required in order to legally operate the aforementioned business at the proposed location. By my signature below, I do hereby agree to the conditions stated above. I understand that if I do not comply with any of the above conditions, my home occupation may not be in compliance with the provisions of the Monroe County Code, and that if so adjudged, that the Monroe County Code Enforcement will be notified of the situation for their consideration.

Applicant's Signature: \_\_\_\_\_

Date: 4/16/09

STATE OF Florida COUNTY OF Monroe  
Sworn to (or affirmed) and subscribed before me this 16 day of April, 2009  
by Raul Pelkey who is personally known or who has produced  
Florida DL as identification.



Notary Public  
My Commission Expires

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1/1

Go







### **Description of Business Operation**

Navigate-us, Inc. is the legal name for Navigate-us.com, which offers internet-based advice on selecting marine electronics.

Mister Fish Marine Electronics, LLC is an internet-based retailer-  
[www.misterfishmarineelectronics.com](http://www.misterfishmarineelectronics.com)

The websites are monitored and managed from a PC at the Duck Key location.

No inventory is stored at the residential location.

Bruce Pelkey is the only employee.

All business is conducted over the Internet.

Maurice Wilkins  
384 East Seaview Drive  
Duck Key, Florida 33050

John Matzcak  
308 Pine Tree Street  
Duck Key, Florida 33050

Ernest Forrest  
380 East Seaview Drive  
Duck Key, Florida 33050

Judy Lacko  
152 Indies Drive N.  
Duck Key, FL 33050

William McHale  
302 Pine Tree Street  
Duck Key, FL 33050

Wayne Brown  
370 East Seaview Drive  
Duck Key, FL 33050

Frances Copeland  
158 Indies Drive North  
Duck Key, Florida 33050

Harold & Nina Hendry  
160 Indies Drive North  
Duck Key, Florida 33050

James & Margaret Forster  
374 East Seaview Drive  
Duck Key, Florida 33050

Scot Greve, Trustee  
366 East Seaview Drive  
Duck Key, Florida 33050

Greyson & Georganna Quarles  
378 East Seaview Drive  
Duck Key, Florida 33050

Dominic Ciuffreda  
156 Indies Drive North  
Duck Key, Florida 33050

Sandra Hastings  
382 East Seaview Drive  
Duck Key, Florida 33050

Cathy Scholl  
368 East Seaview Drive  
Duck Key, Florida 33050

Lida Douglas  
154 Indies Drive North  
Duck Key, Florida 33050

Roger & Janet Marriott  
306 Pine Tree Street  
Duck Key, Florida 33050

Barbara Thompson  
372 East Seaview Drive  
Duck Key, Florida 33050

Alene Teynor  
308 Cypress Street  
Duck Key, Florida 33050

Michael Thompson  
306 Cypress Street  
Duck Key, FL 33050

Raymond Przybyl  
311 Jasmine Street  
Duck Key, FL 33050

Monroe County Property Record Card (017)

Alternate Key: 1468193  
Effective Date: 2/21/2008 11:30:32 AM

Roll Year 2008

Run: 02/21/2008 11:30 AM

PELKEY, BRUCE  
376 E SEAVIEW DR  
DUCK KEY FL 33050

Parcel 00384510-000000-16-65-34      Nhd 4725  
Alt Key 1468193      Mill Group 500D  
Affordable Housing No      PC 0100  
Inspect Date      Next Review  
Business Name  
Physical Addr 376 E SEAVIEW DR, DUCK KEY

Associated Names

Name	DBA	Role
PELKEY, BRUCE		Owner

Legal Description

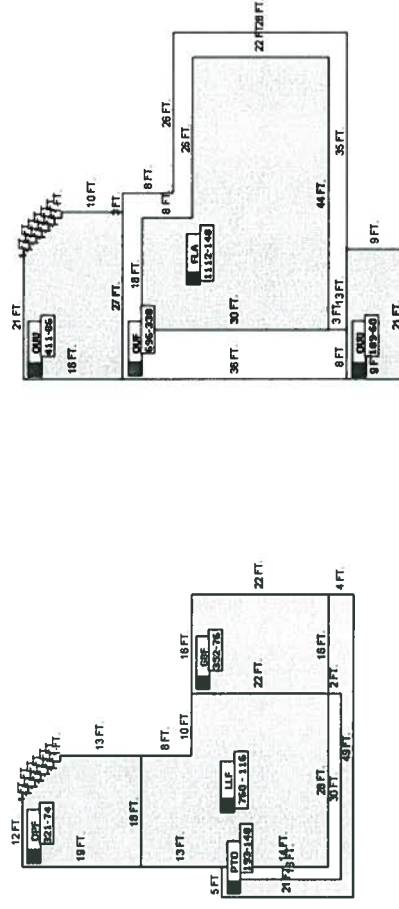
BK 1 LT 38 DUCK KEY YACHT CLUB ISLAND SEC-4 TOMS HARBOR PB5-82 OR578-460 OR578-1889 OR927-848/49OR996-1279Q/C OR1017-1109/10(CAW)  
OR1123-1898(VC) OR1181-2378/80(JB) OR1419-1725(CMS) OR1607-1344(JMH) OR1772-2318(CTT)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
51384	010C	0	0	No	10,538.00	SF	100.00		1.00	1.00	1.00	1.00		N		

Total Just Value

## Building Sketch 20003



## Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	148	Functional Obs	0.00
Effective Age	20	Condition	G	Depreciation %	0.28	Economic Obs	0.00
Grnd Floor Area	1,112	Quality Grade	500	Year Built	1974	Special Arch	0

**Inclusions:** R1 includes 1 3-fixture bath and 1 kitchen.

RoofType	2	RoofCover	2	Heat1	1	Heat2	0	HeatSrc	1	4	HeatSrc	2	0	Foundation	6	Bedrooms	3
RoofType	2	RoofCover	2	Heat1	1	Heat2	0	HeatSrc	1	4	HeatSrc	2	0	Foundation	6	Bedrooms	3

Extra Features:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Extra Features:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Extra Features:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Extra Features:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Extra Features:	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Extra Features:	2	3	4	5	6	7	8	9	10	11</																																																																																									

## Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
OPF	1	:	1	1974	N		0.00	0.00	321	000	100.00
LLF	2	:	1	1974	N				760	008	100.00
GBF	3	5:C.B.S.	1	1974	N	Y	0.00	0.00	352	002	100.00
PTO	4	:	1	1974	N		0.00	0.00	193	003	100.00

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FLA	5	5.C.B.S.	1	1974	N	Y	0.00	0.00	1,112	004	100.00
OUF	6	:	1	1974	N		0.00	0.00	693	005	100.00
OUU	7	:	1	1974	N	Y	0.00	0.00	189	006	100.00
OUU	8	:	1	1974	N		0.00	0.00	411	007	100.00

## Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	HT2:HOT TUB	1	UT	100.00			2006	2007	2	50		
5	SW2:SEAWALL	210	SF	100.00	70	3	1995	1996	1	60		
4	DK4:WOOD DOCKS	60	SF	100.00	10	6	1978	1979	2	40		
1	DK4:WOOD DOCKS	312	SF	100.00	52	6	1978	1979	4	40		
Total Depreciated Value												

## Appraiser Notes

2/16/07 METMR. PELKEY ON HIS PROPERTY HE HAS CHANGE THE WOOD AREAS TO CBS DRIVEWAY ISN'T DONE YET HE LET ME INSIDE TO SEE THAT THERE ARE 2 BED ROOMS DOWN STAIR WAS A BEDROOM AND A BATH SET UP BY THE PREVIOUS OWNER. THEY ARE NOT RENTING IT OUT AND WILL USE IT FOR GUEST MAG  
5/1/07 NBHD CHANGED TO 4725 DUE TO SINGLE FAMILY STATUS. DW(99)

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	05203804	Aug 2 2005 12:00AM	Dec 11 2007 12:00AM	43,600		REMOVE/REPLACE PORCH & STAIRS
	05204313	Aug 25 2005 12:00AM	Dec 11 2007 12:00AM	13,000		BLOCK WALLS/REINSTALL WINDOWS



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## Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2007F	C	737,660	0	219,316	11,920	968,896	968,896	0	N	968,896
2006F	C	400,000	0	267,860	5,399	673,259	673,259	0	N	673,259
2005F	C	310,000	0	341,521	5,466	656,987	656,987	0	N	656,987
2004F	C	368,830		245,835	5,533	620,198	620,198	0	N	620,198
2003F	C	271,354		218,752	5,579	495,685	495,685	0		495,685
2002F	C	150,167		128,844	2,780	281,791	281,791	0		281,791
2001F	C	187,708		150,773	2,884	341,365	341,365	0		341,365
2000F	C	187,708		163,509	2,686	353,903	353,903	0		353,903
1999F	C	187,708		125,819	1,098	314,625	314,625	25,000		289,625
1998F	C	187,708		125,818	1,164	314,690	314,690	25,000		289,690
1997F	C	187,708		125,818	1,208	314,734	314,734	25,000		289,734
1996F	C	187,708		125,818	1,274	314,800	314,800	0		314,800
1995F	C	187,708		125,818	1,739	315,265	315,265	0		315,265
1994F	C	195,216		125,818	1,739	322,773	322,773	0		322,773
1993F	C	177,038		113,643	1,739	292,420	292,420	0		292,420
1992F	C	177,038		117,495	1,739	296,272	296,272	0		296,272
1991F	C	177,038		117,495	1,739	296,272	296,272	0		296,272
1990F	C	135,940		123,108	1,739	260,787	260,787	25,000		235,787
1989F	C	99,584		123,108	1,739	224,431	224,431	25,000		199,431
1988F	C	88,519		115,676	1,739	205,934	205,934	25,000		180,934
1987F	C	65,336		71,203	1,739	138,278	138,278	25,000		113,278
1986F	C	65,336		71,506	1,739	138,581	138,581	25,000		113,581
1985F	C	56,375		70,288	1,739	128,402	128,402	25,000		103,402
1984F	C	56,375		66,247	1,739	124,361	124,361	25,000		99,361
1983F	C	56,375		96,844	1,739	154,958	154,958	25,000		129,958
1982F	C	33,358		105,760	1,739	140,857	140,857	25,000		115,857

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## Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
635	432	2/1/1974	Conversion Code	0	Q	I	26,500
828	1889	3/1/1981	Warranty Deed	0	Q	I	199,000
1123	1898	3/1/1990	Warranty Deed	0	U	I	225,000
1181	2378	8/1/1991	Warranty Deed	5	H	I	270,000
1419	1725	8/1/1996	Warranty Deed	0	S	I	295,000
1607	1344	11/12/1999	Warranty Deed	0	Q	I	354,000
1772	2318	3/28/2002	Warranty Deed	0	Z	I	360,000

## Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
39	25000 HOMESTEAD	25,000	2008	7	100.00	

# Warranty Deed

This Indenture, Made this 28th day of March, 2002 A.D., Between  
RONALD H. DEFERRARI, Trustee of the Ronald H. Deferrari Revocable Trust  
U/A/D dated 8/9/97  
of the County of Pinellas, State of Florida, grantor, and  
BRUCE PELKEY, a married man

whose address is: 197 NW 113th Way, Coral Springs, FL 33071

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MONROE State of Florida to wit:  
Lot 38, Block 1, YACHT CLUB ISLAND, Duck Key, according to the Plat  
thereof as recorded in Plat Book 5, Page 82, of the Public Records of  
Monroe County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RONALD H. DEFERRARI, Trustee of the  
Ronald H. Deferrari Revocable Trust  
U/A/D dated 8/9/97

*Dawn Calhoun*

Printed Name: Dawn Calhoun  
Witness

By: *Ronald H. Deferrari* (Seal)  
RONALD H. DEFERRARI, Trustee  
P.O. Address: P.O. Box 6688, Ozone, FL 34660

*Jasen Gilbert*

Printed Name: Jasen Gilbert  
Witness

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 28th day of March, 2002 by  
RONALD H. DEFERRARI, Trustee on behalf of said Florida trust

he is personally known to me or he has produced his \_\_\_\_\_  
as identification.



*Betsy Gilbert*  
Printed Name: Betsy Gilbert  
Notary Public  
My Commission Expires: AUG. 6, 2005

John J. Wolfe  
Cunningham, Miller,  
Heffernan & Wolfe, LLP  
2975 Overseas Highway, P.O. Box 500938  
Marathon, Florida 33050

Parcel ID Number: 00384510-000000

Grantee #1 TIN:

Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 28th day of March, 2002 A.D., Between  
RONALD H. DEFERRARI, Trustee of the Ronald H. Deferrari Revocable Trust  
U/A/D dated 8/9/97  
of the County of Pinellas, State of Florida, grantor, and  
BRUCE PELKEY, a married man

whose address is: 197 NW 113th Way, Coral Springs, FL 33071

of the County of Broward, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of MONROE, State of Florida to wit:  
Lot 38, Block 1, YACHT CLUB ISLAND, Duck Key, according to the Plat  
thereof as recorded in Plat Book 5, Page 82, of the Public Records of  
Monroe County, Florida.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RONALD H. DEFERRARI, Trustee of the  
Ronald H. Deferrari Revocable Trust  
U/A/D dated 8/9/97



Printed Name: Dawn Calhoun  
Witness

By:  (Seal)

RONALD H. DEFERRARI, Trustee

P.O. Address: P.O. Box 6688, Ozone, FL 34660



Printed Name: Jason Gilbert  
Witness

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 28th day of March, 2002 by  
RONALD H. DEFERRARI, Trustee on behalf of said Florida trust





ADDRESS.  
376. EAST GLENVIEW DRIVE  
DUCK KEEPS  
33050

**SURVEY REVIEWED AND  
APPROVED IWE ACCEPT  
THE PROPERTY WITH ALL  
MATTERS SET FORTH ON  
THIS SURVEY**

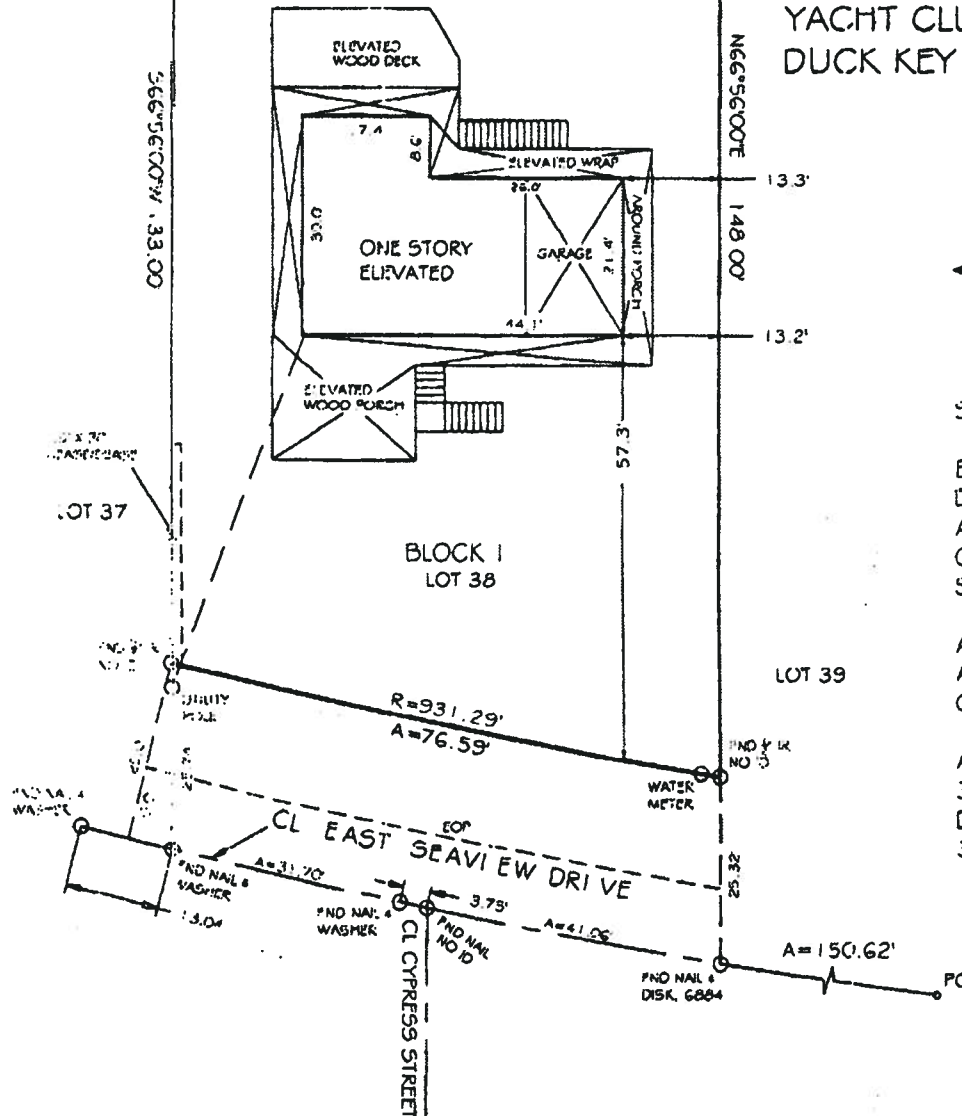
**BUYER**

**BUYER**

NOTES: (1) ALL DIMENSIONS ARE AS FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE RECORDS  
OF ANY OTHER PLANS NOT HAVING ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR MISTAKES. (2) FOUNDATION BEING WITH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

Lot 38, Block 1, YACHT CLUB I: LAND, Duck Key,  
according to the Plat thereof as recorded in Plat Book 5,  
Page 82, of the Public Records of Monroe County, Florida.

MAP OF BOUNDARY SURVEY  
LOT 38, BLOCK 1  
YACHT CLUB ISLAND  
DUCK KEY SECTION 4



SCALE: 1" = 20'

BEARING BASE:  
DERIVED FROM PLAT  
AS NORTH PROPERTY LINE  
OF LOT 38, BLOCK 1  
S 65°56'00" W

ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED

ADDRESS:  
3761 EAST SEAVIEW DRIVE  
DUCK KEY  
330150

**SURVEY REVIEWED AND  
APPROVED I/WE ACCEPT  
THE PROPERTY WITH ALL  
MATTERS SET FORTH ON  
THIS SURVEY**

BUYER

BUYER

THE SURVEYOR'S REPRESENTATIVE HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY. THE SURVEYOR'S REPRESENTATIVE HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY. THE SURVEYOR'S REPRESENTATIVE HAS BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THE SURVEY.

CERTIFIED TO:

BRUCE PELKEY  
CHASE MANHATTAN MORTGAGE CORPORATION,  
ITS SUCCESSORS AND/OR ASSIGNS  
JOHN J. WOLFE, ESQUIRE  
ATTORNEY'S TITLE INSURANCE FUND INC.

LEGAL DESCRIPTION

Lot 38, Block 1, YACHT CLUB ISLAND, Duck Key,  
according to the Plat thereof as recorded in Plat Book 5,  
Page 82, of the Public Records of Monroe County, Florida.

1"=20'	ADJ. - ADJ. AREA	11 - ELEVATION	10 - FENCE OUTSIDE	NGVD - NATIONAL GEODETIC	1 - PROPERTY LINE	11 - BACKS
3/22/02	ADJ. - ADJ. AREA	12 - ENCLOSURE	11 - FENCE INSIDE	VERTICAL CURVE	12 - POINT OF BEGINNING	12 - BACKS
	ADJ. - ADJ. AREA	13 - ENCLOSURE	12 - FENCE INSIDE	PC - POINT OF CURVE	13 - POINT OF BEGINNING	13 - BACKS
	ADJ. - ADJ. AREA	14 - ENCLOSURE	13 - FENCE INSIDE	PCC - POINT OF COMPOUND CURVE	14 - POINT OF BEGINNING	14 - BACKS
	ADJ. - ADJ. AREA	15 - ENCLOSURE	14 - FENCE INSIDE	PCP - PERMANENT CONTROL POINT	15 - POINT OF BEGINNING	15 - BACKS
	ADJ. - ADJ. AREA	16 - ENCLOSURE	15 - FENCE INSIDE	PI - POINT OF INTERSECTION	16 - POINT OF BEGINNING	16 - BACKS
	ADJ. - ADJ. AREA	17 - ENCLOSURE	16 - FENCE INSIDE	PI - POINT OF INTERSECTION	17 - POINT OF BEGINNING	17 - BACKS
	ADJ. - ADJ. AREA	18 - ENCLOSURE	17 - FENCE INSIDE	PI - POINT OF INTERSECTION	18 - POINT OF BEGINNING	18 - BACKS
	ADJ. - ADJ. AREA	19 - ENCLOSURE	18 - FENCE INSIDE	PI - POINT OF INTERSECTION	19 - POINT OF BEGINNING	19 - BACKS
	ADJ. - ADJ. AREA	20 - ENCLOSURE	19 - FENCE INSIDE	PI - POINT OF INTERSECTION	20 - POINT OF BEGINNING	20 - BACKS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 72.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA PROFESSIONAL SURVEYOR FORM 9, SUBPARAGRAPH 1(B)(1) (SETBACKS), 1(B)(3) (ENCLOSURES), & 1(B)(4) (ENCLOSURES). SCHEDULE "B" HAS NOT BEEN PROVIDED.

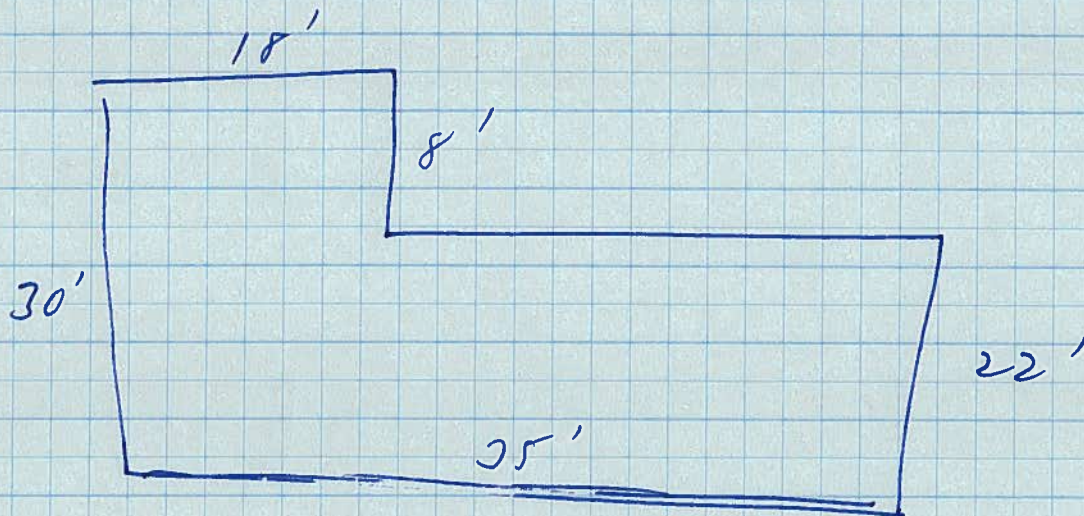
ROBERT E. REECE PSM #5632  
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE  
SIGNATURE AND THE RAISED  
SEAL OF A FLORIDA  
SURVEYOR AND MAPPER

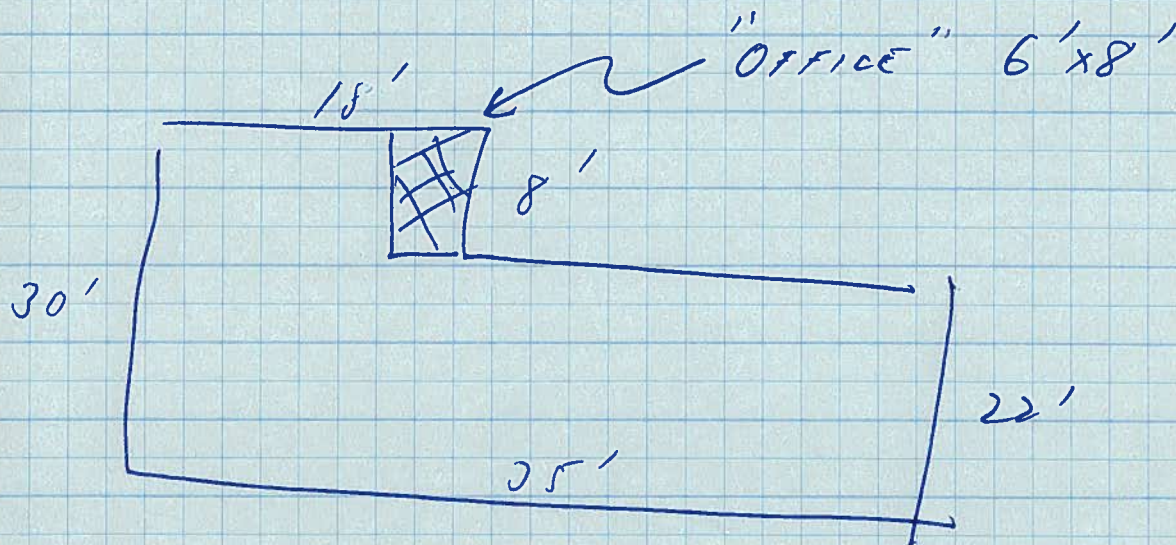
ROBERT E. REECE, P.A.  
PROFESSIONAL SURVEYOR  
AND MAPPER  
# 5 SHIPS WAY  
BIG P NE KEY, FL 33043



376 East Seaview St.  
Floor Plan



UPSTAIRS



DOWNSTAIRS